

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**THURSDAY, DECEMBER 3, 2020 AT 12:00 PM**  
**BRIEFING: THURSDAY, DECEMBER 3, 2020 AT 11:00 AM**  
**THIS MEETING WILL BE HELD VIA ZOOM. PARTICIPANTS MUST REGISTER OR DIAL-IN.**

<https://atlantaga.gov.zoom.us/j/94505043086?pwd=a0ZiRTE4VUVGRWt2cmFudmgvU3FiUT09>

**Meeting ID: 945 0504 3086 / Passcode: 470557**

**Dial-In: 1-929-205-6099 / Conference Code: 94505043086**

**APPEALS**

- V-20-116**      Appeal of **Asa Fain c/o Scott W. Peters** of a decision of an administrative official in the Office of Zoning and Development for a violation notice issued in association with an approved Special Use Permit (16-O-1124/U-16-01) for property located at **840 Woodrow Street, S.W.**, fronting 998 feet on the south side of Woodrow Street and beginning at the southwest intersection of Woodrow Street and Warner Street. Zoned I-1-C/BL (Light Industrial Conditional/Beltline Overlay). Land Lot 106 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Point Property, LLC**  
**Council District 12, NPU S**
- V-20-127**      Appeal of **Michael Elmers** of a decision of an administrative official in the Office of Zoning and Development for the denial of a subdivision application (SD-19-039) for property located at **3460 Tuxedo Road, N.W.**, fronting 209 feet on the west side of Tuxedo Road, 295 feet on the east side of Northside Drive and beginning approximately 1,663 feet from the southwest intersection of Tuxedo Road and Northside Drive. Zoned R-2 (Single Family Residential). Land Lot 141 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Michael Elmers**  
**Council District 8, NPU A**

**NEW CASES**

- V-20-138**      Application of **Mark F. Arnold** for a variance to increase the size of an accessory structure from 30% to 43% of the main dwelling for the construction of a detached garage for property located at **914 North Highland Avenue, N.E.**, fronting 52 feet on the west side of North Highland Avenue and beginning 52 feet from the northwest intersection of North Highland Avenue and Highland View. Zoned R-4 (Single Family Residential). Land Lots 1 & 16 of the 17<sup>th</sup> & 14<sup>th</sup> Districts, Fulton County, Georgia.  
**Owner: Phil & Zoe Lancaster**  
**Council District 6, NPU F**
- V-20-139**      Application of **Quintus Colbert** for a variance to reduce the south side yard setback from 7 feet to 3 feet, the rear yard setback from 15 feet to 0 and to increase the maximum lot coverage from 50% to 55% for the conversion of a two car garage into an accessory dwelling unit for property located at **2459 Elizabeth Ann Lane, N.E.**, fronting 78 feet on the east side of Elizabeth Ann Lane and beginning 434 feet from the northwest intersection of Elizabeth Ann Lane and Sheridan Road. Zoned R-4 (Single Family Residential). Land Lot 6 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Thy Pham**  
**Council District 6, NPU F**

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- V-20-140**      Application of **Federico Castellucci** for a variance to reduce the half-depth front yard setback from 17.5 feet to 14.17 feet and the north side yard setback from 7 feet to 5.26 feet for the construction of a new single family dwelling for property located at **827 Brookridge Drive, N.E.**, fronting 70 feet on the southwest side of Brookridge Drive and beginning at the intersection of Brookridge Drive and Crestwood Drive. Zoned R-4 (Single Family Residential). Land Lot 53 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Federico Castellucci**  
**Council District 6, NPU F**
- V-20-142**      Application of **Dunrico Williams** for a variance to reduce the rear yard setback from 35 feet to 13 feet for an addition to an existing single family dwelling for property located at **740 Legacy Place, S.W.**, fronting 114 feet on the east side of Legacy Place and beginning 258 feet from the southeast intersection of Legacy Place and Legend Court. Zoned FCR-3 (Fulton County Single Family). Land Lot 28 of the 14F District, Fulton County, Georgia.  
**Owner: Angela M. Johnson**  
**Council District 11, NPU Q**

**DEFERRED CASES**

- V-20-38**      Application of **Max Washington** for a variance to reduce the rear yard setback from 15 feet to 5 feet (5 feet credit for half the width of adjacent alley) for the construction of a single family dwelling for property located at **1320 Wylie Street, S.E.**, fronting approximately 42 feet on the north side of Wylie Street and beginning 210 feet from the northwest intersection of Wylie Street and Leslie Street. Zoned R-4A (Single Family Residential). Land Lot 208 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Manesh Hardeo**  
**Council District 5, NPU O**
- V-20-114**      Application of **Allison Moran** for a variance to increase the size of an accessory structure from 30% to 79% of the main dwelling for an addition to an existing garage for property located at **1964 Walthall Drive, N.W.**, fronting 88 feet on the west side of Walthall Drive and beginning 227 feet from the southwest intersection of Walthall Drive and Greystone Road. Zoned R-4/BL (Single Family Residential/Beltline Overlay). Land Lot 146 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Allison Moran**  
**Council District 8, NPU C**

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- V-20-125**      Application of **Chris Simoncelli** for a variance to reduce the west side yard setback from 7 feet to 3.36 feet, the rear yard setback from 15 feet to 3.47 feet, increase the maximum lot coverage from 50% to 60.1% and to increase the size of an accessory structure from 30% to 98.8% of the main dwelling for a second story addition to a detached garage for property located at **1154 Gracewood Avenue, S.E.**, fronting 50 feet on the north side of Gracewood Avenue and beginning 140 feet from the northwest intersection of Gracewood Avenue and Moreland Avenue. Zoned R-4 (Single Family Residential). Land Lot 11 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Chris Simoncelli**  
**Council District 1, NPU W**

**END OF AGENDA**